

# Housing and Community Development

## PROGRAM DESCRIPTION AND OBJECTIVES

The County's Housing and Community Development Program involves the design and implementation of intergovernmental strategies that address problems contributing to the physical decline of residential and commercial areas, and that support improvements to the quantity and quality of housing for low- and moderate-income families.

The major problem areas addressed by the Department of Housing and Community Affairs are:

- An insufficient and unevenly distributed supply of new as well as older code-conforming housing available to low- and moderate-income families;
- A need for rental housing for populations at risk, particularly low-income elderly, the homeless, and other populations requiring special assistance;
- Maintenance of housing and public facilities in older urban single-family and multi-family residential neighborhoods;
- Rural communities characterized by deteriorated housing, inadequate means of sewage treatment, and a shortage of public facilities;
- A shortage of community facilities in areas where concentrations of low- and moderate-income persons reside; and
- The decline of older retail centers and central business districts.

The activities carried out within the Capital Program of the Department of Housing and Community Affairs (DHCA) include: land and building acquisition; design and construction of street improvements, sidewalks, and other infrastructure improvements in both rural neighborhoods and older urban neighborhoods; public facilities and amenities to assure the compatibility of assisted housing and small retail centers with surrounding areas; and Central Business District (CBD) revitalization.

Housing activities in this program are designed to allow for acquisition of affordable rental properties that are in deteriorated condition or at risk of having significant rent increases that would result in displacement of lower-income working families.

The Community Development Block Grant (CDBG) program provides the County with the opportunity to develop viable communities by funding activities that provide decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income

persons. The Community Development Advisory Committee assists the Department of Housing and Community Affairs in recommending the distribution of Community Development Block Grant program funds and in making recommendations on other Federally-assisted housing programs. The members of this Committee are appointed by the County Executive to serve three-year terms.

The Department's commercial revitalization activities are designed to encourage renewal of older shopping areas to meet contemporary commercial demands. The primary focus of the Commercial Revitalization Program is on the maintenance of the County's Central Business Districts (Wheaton and Silver Spring) as well as revitalization of smaller commercial centers as focal points for the local community.

## HIGHLIGHTS

- Establish the Burtonsville Revitalization project to begin planning and design for streetscape, signage, and other improvements
- Continue streetscape and pedestrian linkages in Fenton Street Village, Long Branch, and South Silver Spring
- Allocate Community Development Block Grant (CDBG) funding of \$1,251,000 for commercial revitalization efforts

## PROGRAM CONTACTS

Contact David Chikvashvili, the Department of Housing and Community Affairs at 240.777.3644 or Rose Glavinic of the Office of Management and Budget at 240.777.2769 for more information regarding this department's capital budget.

## CAPITAL PROGRAM REVIEW

Seven ongoing projects comprise the recommended FY09-14 Capital Improvements Program for Housing and Community Affairs, for a total six-year cost of \$6.98 million, which is a \$1.39 million, or 16.6 percent decrease from the Amended FY07-12 total six-year cost of \$8.37 million. The decrease is due to the partial close out of the Montgomery Hills Pedestrian Linkages project, as well as, the movement of the ongoing projects through the construction phase.

All the funds provided to Montgomery County through the Community Development Block Grant (CDBG) Program are awarded on the basis of an annual statement submitted to the Federal Department of Housing and Urban Development (HUD). The amount of the award is determined by a formula

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based on population size and other characteristics, including poverty rate and overcrowded housing.

For FY09, the County anticipates receiving approximately \$5.0 million for both capital and non-capital community development activities through the CDBG program. The County has programmed \$1.3 million for capital programs in FY09 and the remainder for non-capital community development activities, which will be included in the operating budget. DHCA will continue to monitor Federal program activity which would impact the amount of CDBG funds allocated to Montgomery County.